

# 8 Semple Crescent

LARGS, NORTH AYRSHIRE, KA29 0EN



*Beautifully presented two-bed detached bungalow, positioned in a popular pocket of Fairlie near Largs, walk-in condition, landscaped gardens, garage*



01292 430 555



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





If you have ever leafed through a stylish property magazine, you will know that certain houses capture the imagination! Having an eye for style and quality, the current owners have transformed and decorated this lovely bungalow to a great standard. This beautifully presented two-bed detached home sets an impressive standard for anyone seeking a home all on one level.

The perfect marriage of modern splendour and quality fixtures & fittings throughout; all fall under the spell and the property provides excellent accommodation. Stepping through the main entrance, the welcoming hallway leads to the rest of the apartments and sets the tone for this beautiful property.

## THE LOUNGE/DINER



Its luxurious fixtures & fittings give a glimpse of the quality features throughout. The formal lounge/diner has a real 'cosy' feel to it, this room is the perfect place to unwind after a long walk on the beach.



# THE KITCHEN



The stunning kitchen is entered through immaculate and innovative pocket doors. All professionally fitted, which include a quality range of sleek "J Pull" floor and wall mounted units, with a striking work surface and backsplash - creating a very fashionable and efficient workspace. It's complemented by a host of integrated appliances, including a gas hob, electric double oven, built-in microwave, dishwasher, washing machine and fridge freezer.

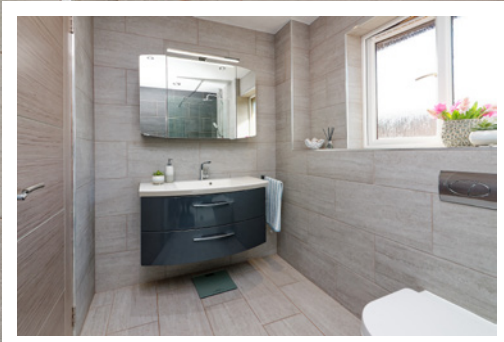






The crisp and contemporary styling continues into the two bedrooms, both are tastefully decorated on a bright and fresh layout, these rooms offer lots of space for additional free-standing furniture if required. The recently completed shower room is absolutely beautiful, and a real statement of style and functionality. A luxurious digital shower will drench you within the large doorless shower enclosure. Double glazing and gas central heating help create a warm and cost-effective way of living, all year round. For those who tinker with a hobby, the garage will be a real bonus.

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





The beautifully landscaped garden grounds are also a real feature of this unique home. Well-maintained to the front and rear, they'll be a delight to sit in on warmer days. The large gated driveway offers extensive parking for many vehicles.

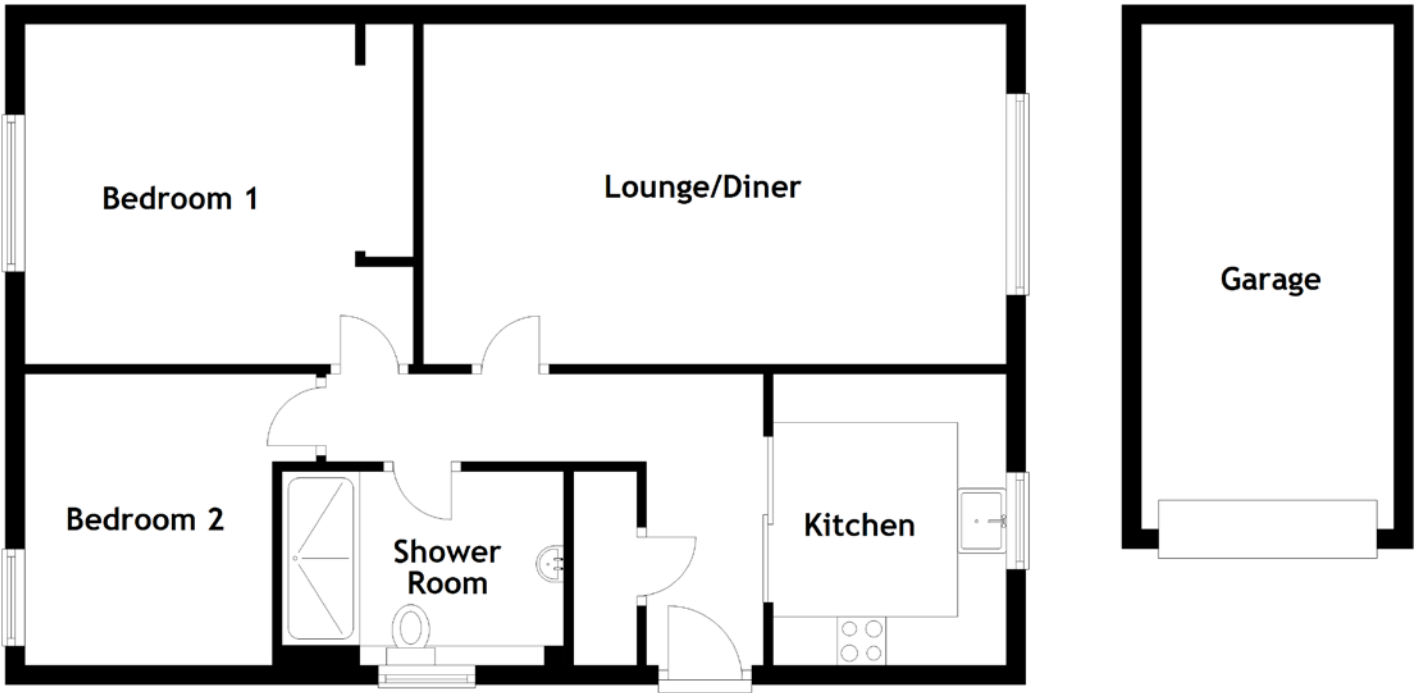
Some properties tick all the boxes and we believe this is one such property. It's sure to appeal to many buyers, particularly given the quality of the accommodation, the seaside location and it is a bungalow. Early viewing is an absolute must.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

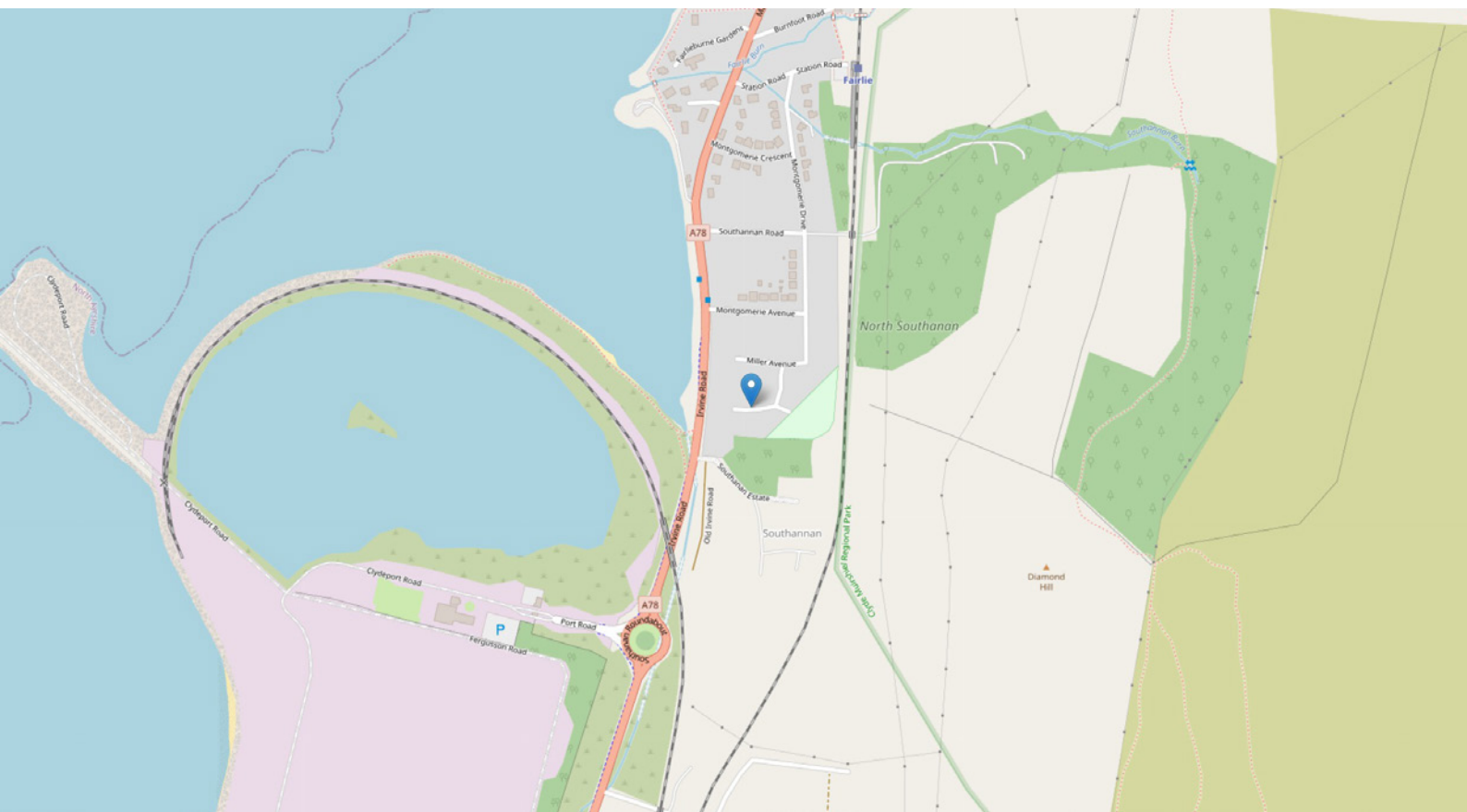


Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner 6.00m (19'8") x 3.50m (11'6")  
 Kitchen 3.00m (9'10") x 2.40m (7'10")  
 Bedroom 1 4.00m (13'1") x 3.50m (11'6")

Bedroom 2 3.00m (9'10") x 2.00m (6'7")  
 Shower Room 2.90m (9'6") x 2.00m (6'7")  
 Garage 5.20m (17'1") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>  
 EPC Rating: C





# THE LOCATION

Fairlie is a popular small village located on the Clyde Coast, south of Largs. The village has many amenities which include a primary school, Fairlie Primary, a local bar/restaurant, shopping facilities and a bowling club.







Fairlie is located within close proximity to Kelburn Country Park and Largs Marina and it is within the catchment area for those who have children attending Largs Academy Campus. The village is also well positioned for accessing all major road networks and there is a local train station which provides a frequent mainline service to Largs and Glasgow.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 01292 430 555  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available



Text and description  
**KEN MEISAK**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.